

DRAFT MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, September 15, 2010
Conference Room B, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Holt, K. Rawn
Others present: G. Padick, Director of Planning

I. Call to Order

Chairman Beal called the meeting to order at 1:05 p.m.

II. Minutes

9-1-10- Favretti MOVED, Rawn seconded, that the 9-1-10 minutes be approved as distributed. MOTION PASSED UNANIMOUSLY.

III. Consideration of potential revisions to the Subdivision Zoning Regulations/Zoning Map:

The entire meeting was spent reviewing draft revisions to numerous sections of the Subdivision Regulations. Padick noted that all of the issues identified on the 9/15/10 agenda under item III a, were incorporated into the draft revisions and in addition, he had drafted revisions to address other sections where updating was considered appropriate. Committee members were advised that some of the revisions involved significant changes to the subdivision application process and approval standards. Other changes were designed to clarify and reorganize existing provisions and to document in the regulations existing policies and practices. Particular attention was given to a new Section 5 which would require subdivisions with 4 or more lots and/or new streets to submit for review and comment (by the Director of Planning) both site analysis plans and conceptual plans. This new requirement would have to be addressed prior to a final subdivision application submittal to the Planning and Zoning Commission. Other significant draft revisions involve common driveways, sidewalks, bikeways and trails, preservation of stonewalls, historic features and trees and completion of subdivision improvements.

Members tentatively agreed upon a number of wording changes but it was agreed that more time was needed to study and refine the proposed revisions.

IV. Future Meetings

It was confirmed that the next meeting would be Wednesday, September 29th at 1pm in Conference Room B.

V. Adjournment

The meeting was adjourned at 3:00 p.m.

Respectfully submitted,

Katherine Holt, Secretary